



NELSON, HALEY, PATTERSON and QUIRK, INC.

760 HORIZON DRIVE GRAND JUNCTION, COLORADO 81501 303: 243-7569

September 2, 1975

Honorable Mayor and Councilmen
City of Grand Junction
Grand Junction, Colorado 81501

SUBJECT: City of Grand Junction Facilities Plan Preliminary Report

Gentlemen:

Pursuant to your instructions, dated May 8, 1974, we present the final report of three comprising the Grand Junction Area Facilities Plan.

The first of the three reports, December, 1974, presents an Infiltration/Inflow analysis of the City of Grand Junction's, and adjacent, collection systems.

The second report, December, 1974, contains an evaluation of the City's Existing Two-Stage Trickling Filter Plant.

This final report consists of the Facilities Plan itself and concludes the 201 Planning Process. This volume has been subjected to the required governmental reviews and public hearings and the results of that review and hearing are reflected in the results of this report.

Very truly yours,

NELSON, HALEY, PATTERSON and QUIRK, INC.

Gordon W. Bruchner, P.E., L.S.
Project Manager

GWB/glc

GRAND JUNCTION SEWAGE TREATMENT PLANT

| | | | |
|---|--|---------|---------|
| | Present Capacity | 5.80 | M.G.D.* |
| | Present Load (Avg. daily flow) | 4.40 | M.G.D. |
| | Present Excess Capacity | 1.40 | M.G.D. |
| Committed to City Plant | | | |
| | from existing districts | .373 | M.G.D. |
| | from approved subdivisions (not developed) | .547 | M.G.D. |
| | ----- | | |
| | Sub Total | .921 | M.G.D. |
| Potential Sewage from under used zoned land in the city (commitment) | | | |
| | | .249 | M.G.D. |
| | ----- | | |
| | Sub Total | 1.17 | M.G.D. |
| Possible expected requests from subdivisions presently in some stage of conceptual review - city & county | | | |
| | | .225 | M.G.D. |
| | ----- | | |
| | TOTAL | 1.395 | M.G.D. |
| | Total recognized commitments | + 1.395 | M.G.D. |
| | | ----- | |
| | Total flow and commitments | 5.795 | M.G.D. |
| | Percent of capacity | 99.6% | |

*Design hydraulic capacity is 7.3 M.G.D. Allowance for recirculation and efficiency to meet effluent standards leaves a practical capacity of 5.8 M.G.D. See Page 20 of Facilities Plan, City of Grand Junction, N.H.P.Q. Sept. 2, 1975

TABLE I

Potential sewage increases to the city treatment plant.

1. Developed areas discharging to, the city plant:
(See Attachment A)

| | Number of Taps | Estimated Population | Estimated Sewage M.G.D. |
|-------------------------------------|-------------------|-------------------------|----------------------------|
| Orchard Mesa Sanitation District | 800 | 2,800 | .280 |
| Paradise Hills Collector | 175 | 613 | .0613 |
| Western Hills Mobile Home Park | 92 | 322 | .0322 |
| ----- | | | |
| Sub Total | 1,067 | 3,735 | .373 |

2. Subdivisions that have final approval (units/taps not on sewer):

| | | | |
|--------------------------------|-----|-------|------|
| In City (See Attachment B) | 968 | 3,388 | .339 |
| Out City (See Attachment C) | 594 | 2,079 | .208 |

| | | | |
|----------------------|-------|-------|------|
| Cumulative Sub Total | 2,629 | 9,202 | .921 |
|----------------------|-------|-------|------|

3. Under-used zoned land:

| | | | |
|---|-----|-------|------------------------------------|
| In the City- with sewer service (See Attachment D) | | 2,488 | Projected Sewage M.G.D. .249 |
| Out city subdivisions having only preliminary sketch approval (See Attachment E) | 642 | 2,248 | .225 |
| <hr/> | | | |
| TOTAL | | | .921 .474 |

NOTE: M.G.D. - Million Gallon per day
Projections are based on 3.5 persons per unit and 100 gallons
of sewage per capita per day.

ATTACHMENT A

1. Areas committed to the City of Grand Junction treatment plant - presently contracting for sewer line extension.

ORCHARD MESA SANITATION DISTRICT

| Taps | Population |
|------|------------|
| 800 | 2,400 |

2. Subdivisions committed to the City of Grand Junction treatment plant - have existing plants but will send to city for treatment.

| | Units Approved | Units(taps) yet to be completed | Additional Population* |
|----------------|----------------|------------------------------------|---------------------------|
| Western Hills | 92 | ----- | 322 |
| Paradise Hills | | | |
| Filing #1 | 37 | ----- | 130 |
| Filing #2 | 42 | ----- | 147 |
| Filing #3 | 41 | ----- | 144 |
| Filing #4 | 55 | 3 | 192 |
| <hr/> | | | |
| Sub Total | 267 | 3 | 935 |

* at 3.5 persons per unit

ATTACHMENT B

Potential sewage load from approved subdivisions within the city limits of Grand Junction - with commitments to city treatment sewage.

| | Total Units | Units yet to be Completed | Additional Population |
|----------------------------------|-------------|---------------------------|-----------------------|
| 1. Barger | 3 | 2 | 7 |
| 2. Walnut Park | 70 | 70 | 245 |
| 3. Park Place | 4 | 4 | 14 |
| 4. Paterson Gardens | 40 | 40 | 140 |
| 5. Crossroads Colorado West | 40 | 40 | 140 |
| 6. Horizon Park Plaza | 25 | 24 | 84 |
| 7. Spring Valley #3 | 34 | 34 | 119 |
| 8. Spring Valley #2 | 48 | 10 | 35 |
| 9. Cedar Terrace #1 | 26 | 26 | 91 |
| 10. Cedar Terrace #2 | 44 | 44 | 154 |
| 11. Kennedy Cove | 7 | 7 | 24 |
| 12. Tech del Sol | 44 | 44 | 154 |
| 13. Intermountain Bible College | 120 | 120 | 420 |
| 14. Landing Heights Nursing Home | 74 | 74 | 259 |
| 15. La Villa Grande | 118 | 118 | 413 |
| 16. Partee Heights | 67 | 9 | 32 |
| 17. Hillcrest Manor | 47 | 5 | 18 |
| 18. Rothhaupt | 45 | 15 | 52 |
| 19. Franklin Avenue Apartments | 115 | 115 | 403 |
| 20. Parkview | 122 | 30 | 105 |
| 21. Lamplight Park | 74 | 74 | 260 |
| 22. Lamm | 33 | 19 | 66 |
| 23. Ormsbee | 14 | 8 | 28 |
| 24. Teller Arms | -- | 15 | 52 |
| 25. Park Terrace | 40 | 15 | 53 |
| 26. Mesa Gardens | -- | 4 | 14 |
| 27. Epps | -- | 2 | 7 |

TOTAL

968

3,389

ATTACHMENT C

Potential sewage load from approved subdivisions outside city limits of Grand Junction.

| <u>Subdivision Name</u> | <u>Units Approved</u> | <u>Units (taps) yet to be completed</u> | <u>Additional Population</u> |
|--------------------------|---------------------------|---|----------------------------------|
| Darla Jean | 99 | 83 | 290 |
| 10-4 Homestead ✓ | 40 | 40 | 140 |
| Cline Filing #1 | 11 | 11 | 38 |
| Eastmoor | 52 | 47 | 164 |
| Kenland | 4 | 4 | 14 |
| Centennial Filing #1 | 118 | 118 | 413 |
| Village East Filing #2 | 32 | 16 | 56 |
| Heatheridge Estates | 94 | 94 | 330 |
| Meadowood | 38 | 38 | 133 |
| C Road Limited | 26 | 26 | 92 |
| Fruitwood Filing #2 | 10 | 3 | 10 |
| Fruitwood Filing #3 | 11 | 11 | 38 |
| Fruitwood Filing #4 | 43 | 18 | 63 |
| Pine Estates Filing #2 | 11 | 9 | 32 |
| Pond's Orchard Filing #2 | 12 | 3 | 10 |
| Pond's Orchard Filing #3 | 20 | 17 | 60 |
| Central Village | 72 | 49 | 172 |
| Farley-Swahley- Mead | 27 | 7 | 24 |
| <hr/> | | | |
| Sub Total | 720 | 594 | 2,079 |

ATTACHMENT D

Potential sewage loads from zoned, unsubdivided land in the City of Grand Junction.

| | <u>Projected Population</u> |
|----------------------------|---------------------------------|
| Bookcliff Enclave Annex | 400 |
| Brodak Enclave Annex | 280 |
| Spring Valley Area | 430 |
| El Corona Bulk Development | 20 |
| Orchard Avenue Annex | 210 |
| Lakeside | <u>88</u> |
| | 1,428 = .143 M.G.D. |

| | |
|--|---------------------|
| Approximate number units possible with a change in use allowed by zoning where lesser uses are existing presently | 1,060 = .106 M.G.D. |
|--|---------------------|

ATTACHMENT E

Potential Sewage loads from subdivisions being considered but not yet approved, outside the city limits but will be committed to the City of Grand Junction treatment plant.

| <u>Subdivision</u> | <u>Status</u> | <u>Total Units Proposed</u> | <u>Projected Population</u> |
|----------------------------------|---------------|-----------------------------|-----------------------------|
| 4 Loma Linda | Preliminary | 78 | 273 |
| 29 Shady Villa | Preliminary | 22 | 77 |
| 27 Strawberry Acres | Preliminary | 92 | 322 |
| 10 Cline | Preliminary | | |
| (Minus Cline #1 Final - 11 lots) | | 41 | 144 |
| 14 Ox Bow | Preliminary | 137 | 480 |
| 16 Trading Post | Preliminary | 48 | 168 |
| 18 Apricot Park | Sketch | 53 | 185 |
| 22 Byars | Preliminary | 8 | 28 |
| 21 Pond's Orchard | | 60 | |
| --- Filing #1 | } | | |
| --- Filing #2 | | | |
| --- Filing #3 | | -42 | |
| | | 18 | 63 |
| 19 Fruitwood | | 160 | |
| --- Filing #1 | } | | |
| --- Filing #2 | | | |
| --- Filing #3 | | -79 | |
| --- Filing #4 | | | |
| | | 81 | 284 |
| 15 Village East | | 107 | |
| --- Filing #1 | } | -43 | |
| --- Filing #2 | | | |
| | | 64 | 224 |
| Sub Total | | 642 | 2,248 |

GRAND JUNCTION TREATMENT FACILITY

1. Why the numbers presented now differ from the previous report.
 - A. The numbers of persons per unit was corrected to the State Health Department guideline of 3.5 persons per unit rather than a lesser number;
 - B. The sewage generated per capita was reduced from 182 gallons per capita per day (gpcpd) to 100 gpcpd - again according to State Health Department projection requirements.

Note: some areas of the City of Grand Junction presently on sewer have a relatively high infiltration rate and some other areas have storm sewers that feed into the treatment plant. It should be realized that a high per capita flow rate as determined by dividing the average flow at the plant by the population served cannot be projected. New areas will not dump storm waters into the sewage treatment plant. Therefore, the lower per capita flow is justified in the projections.

2. With the exception of the requests on the Redlands, in Fruita, and in the areas served by Clifton Sanitation Districts 1 and 2, all the requests before you have been counted before.

That is to say - all approved subdivisions have been considered in the projections for commitment.

Further, all subdivisions presently having only preliminary or sketch approval have been considered and included in the commitments.

Finally, all zoned land in the city that is not being proposed for subdivision but could be subdivided has been considered and all the zoned land in the city that is not being used to the highest density allowed by a particular zone has been considered at the higher (more dense) use and projections have been made for sewage load increases.

3. A growth rate of 6 percent per year in the service area may be high. In fact, the annual growth rate inside the city limits and in the nearby area has been closer to 5.4 percent for the last six years, since the 1970 census.

However, by using the higher growth rate, two things are shown:

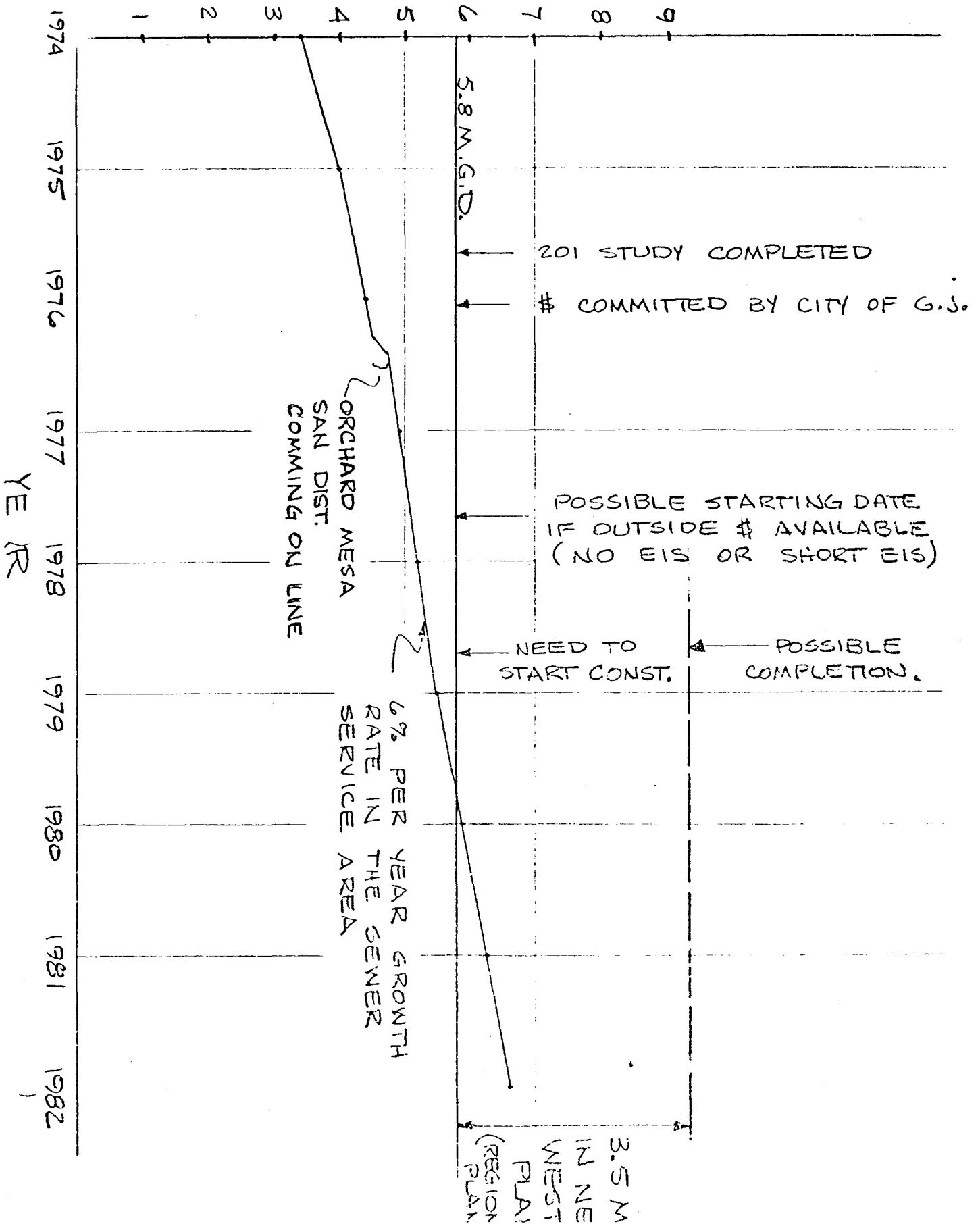
- a. The present plant has capacity to absorb the new, expected growth through most of 1979, or three years lead time;
- b. The decision makers are appraised of the situation and can, in fact, plan for sewage treatment facility expansion, allowing for themselves a cushion for unexpected delays.

4. Re: The Graph.

Ideally the city could get matching funds, could get under way with engineering and construction without an EIS. Given the above assumptions, a start construction date of early or mid 1977 is possible. The City has earmarked funds for the Regional Plant.

The most drawn out process could involve an EIS, mixed funding or a lack of funding. Based on the projections, the plant should be under construction by late 1979.

PLANT CAPACITY M.G.D.



GRAND JUNCTION

ORDINANCE NO. 1590

AN ORDINANCE REDUCING THE FEES FOR THE USE OF UTILITIES WITHIN THE CITY OF GRAND JUNCTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, that the following sections of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

1. That Section 14-12 of Chapter 14 of the Code of Ordinances of the City of Grand Junction will be amended to read as follows:

Sec. 14-12 FEES

(A) COLLECTION AT GROUND LEVEL AND WITHIN TEN FEET.

The fees for collection and disposal of refuse placed for collection at ground level and not more than ten feet distant from the curb of the street or side of the alley from which collection is made shall be at the following monthly rates, collected monthly with the water bill as follows:

(1) Residential Rate. Includes all residential uses and "community facilities, non-commercial" as defined in the current city zoning ordinance.

- (a) Single family dwellings: \$1.95 per month for weekly collection of all refuse.
- (b) Double or multi-family dwellings: The following monthly rates shall apply for weekly collection of all refuse at a single pickup point for each building:

| | |
|-------------------|--------|
| 2 units | \$3.15 |
| 3 units | 4.35 |
| 4 units | 5.55 |
| 5 units | 6.75 |
| 6 units | 7.95 |
| 7 units | 9.15 |
| 8 units | 10.35 |

In instances where multi-family residential uses have five or more units, owners may elect to be charged according to the commercial rate as set forth in paragraph (A)(2)(a) of this section.

(2) Commercial Rate. Includes all assembly, institutional business and commercial uses.

- (a) The minimum charge shall be \$2.70 per month which shall provide weekly collection of up to 155 gallons of refuse. Rates for increased frequency of collection based on the equivalent of five (5) thirty-one (31) gallon containers (155 gallons) per pickup shall be:

| | |
|--------------------------------------|--------|
| Once a week service | \$2.70 |
| Twice a week service | 4.70 |
| Three times a week service | 6.70 |
| Four times a week service | 8.70 |
| Five times a week service | 10.70 |
| Six times a week service | 12.70 |

For each additional thirty-one (31) gallons per pickup, or part thereof an additional charge of fifty cents (50¢) shall be added to the monthly rate.

- (b) Service for supermarkets and other large volume producers, in trailers and chutes shall be at the rate of sixty (60¢) cents per cubic yard per pickup.
- (c) Service for restaurants, cafes, cocktail lounges, etc. (all "restaurant business limited" uses as defined in the current zoning ordinance) shall be provided at the standard commercial rate as set forth in 14-12 A(2).
- (d) The monthly rental and service charge for the collection of sanitation tanks shall be as follows:

| Tank Size in Cubic Yds. | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>6</u> | <u>8</u> | <u>10</u> |
|-------------------------------|----------|----------|----------|----------|----------|----------|-----------|
| Rental per month | \$2.50 | \$5.00 | \$6.00 | \$7.00 | \$9.00 | \$11.00 | \$14.00 |
| 1st tank weekly pickup | 3.30 | 6.60 | 8.80 | 11.00 | 15.00 | 19.00 | 22.00 |
| Each collection twice to six | 3.00 | 6.00 | 8.50 | 11.00 | 15.00 | 19.00 | 22.00 |
| Additional tank weekly pickup | 2.50 | 4.95 | 6.50 | 8.00 | 11.00 | 15.00 | 16.00 |
| Each collection twice to six | 2.25 | 4.50 | 6.25 | 8.00 | 11.00 | 15.00 | 16.00 |

1. The monthly service charge for handling compacted material placed in tanks, from stationary compactors shall be at 300% of the standard tank rate.
2. The monthly service charge for handling and servicing portable compactors shall be based on the capacity of the unit and shall be at 300% of the comparable tank rate.

(3) Industrial Rate. Includes all industry uses as defined in the current city zoning ordinance.

- (a) The minimum charge shall be \$4.00 per month which shall provide weekly collection of up to 155 gallons of refuse not to exceed 250 pounds in weight
- (b) Additional service by frequency or volume may be provided individual industrial users on a cost basis determined upon consideration of the frequency, volume weight, loading out difficulty and nature of material to be disposed of.

(B) COLLECTION AT OTHER THAN GROUND LEVEL OR MORE THAN TEN FEET.

Where the collection of refuse from other than ground level or from more than ten feet from the curb of the street or side of the alley is accepted by the city, the fee shall be that of paragraph (A)(2)(a) above, plus a fee set out by the sanitation division subject to appeal to the city manager which shall be deemed by him to cover the cost of the extra service rendered.

(C) DELINQUENT ACCOUNTS.

All accounts shall be considered delinquent if not paid within forty-five (45) days after the date of billing and if not paid within that time shall become delinquent, and the service shall be shut off without notice unless otherwise resumed thereafter only on payment of the accumulated fees for the period of collection and the period of noncollection plus two dollars (\$2.00) unless the city manager specifically directs otherwise; provided further that the water service may be discontinued to enforce collection of delinquent accounts hereunder in addition to any other remedy provided. The stoppage of services hereinbefore authorized for nonpayment of collection charges shall be in addition to the right of the city to proceed for collection of such unpaid charges in the manner provided by law for the collection of a municipal claim.

(D) USE OF LANDFILL.

Any person having the permission of the sanitation division to use the city landfill for the disposal of refuse shall pay a fee fixed by the sanitation division subject to the right of appeal to the city manager. Such fee shall be based on the cost of disposal.

2. That Section 25-47 of Chapter 25 of the Code of Ordinances of the City of Grand Junction shall be amended to read as follows:

Sec. 25-47. (a) There shall be levied and assessed upon each lot, parcel of land, building or premises having any connection, or eligible for connection under Sec. 25-18 of the Code with the sewer system of said city, sewer service charges or rentals as follows:

- | | |
|--|--|
| (1) Single family dwelling | \$2.05 per month. |
| (2) Duplex family dwelling | \$4.10 per month. |
| (3) Multiple family dwelling three or more | \$6.15 per month plus \$1.00 per month for each additional unit. |
| (4) Rooming houses | \$2.05 per month plus 40¢ per month for each room available for renting. |

- (5) Commercial properties including hotels and motels Forty percent (40%) of the charge made for water Rate #1 to the closest multiple of five cents (5¢) with minimum charge of \$2.05.
- (6) Industrial and manufacturing uses. An amount to be agreed upon between the city and the user based on volume of sewage, biochemical oxygen demand, suspended solids, grease and other accepted criteria.
- (7) Outside city sewer service charges. Charges for service shall be made at double the equivalent city rate, except where otherwise provided by contract.
- (8) Septic tank operators disposal charges. Charges for 650 gallons or less tank trucks at receiving platform Water Pollution Control Plant \$2.05 per load. (Excludes sand, oil and grease trap cleanings which are prohibited.)
- (b) No connection shall be made to the city's sewerage system until a permit therefor has been obtained from the building department of the city and a fee of five dollars (\$5.00) paid for such permit.
- (c) The cost of connection to the city's sewerage system shall be as provided in Section 18-19 of this Code. The cost therein provided for contemplates that the city will perform the installation of the required laterals. The City Engineer may determine that the laterals are to be installed by the proposed connector, in which event, the connection charge may be adjusted by the engineer to effect a fairness of charge for the connection.

3. That Sections 31-12 and 31-16 of Chapter 31 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

Sec. 31-12. METER RATES.

The following monthly rates shall apply to all water used and measured by a water meter:

(a) RATE NO. 1 COMMERCIAL AND RESIDENTIAL RATE (WITHIN THE CITY LIMITS).

- (1) Rate. Minimum charge (3,000 gallons or less) per month: \$3.00. Charge for each 1,000 gallons thereafter as follows:

| | |
|------------------------|-----|
| Next 7,000 gallons | 40¢ |
| Next 10,000 gallons | 35¢ |
| Next 980,000 gallons | 30¢ |
| Next 1,000,000 gallons | 25¢ |
| Over 2,000,000 gallons | 20¢ |

- (2) Applicability. The above rates shall apply to all users within the city limits except those users covered under subsection (c) hereof. It shall be the duty of all owners and/or operators of multiple dwellings, duplex dwellings, and apartments to certify in writing to the utilities department the location thereof and the number of family units therein. Where more than one single-family dwelling is served through a single meter, a minimum charge of \$1.50 shall be made for each family dwelling thus served, with credit being given for a corresponding quantity of water on the total consumption. All excess water shall be at the rate in the above schedule.

(b) RATE NO. 2 COMMERCIAL AND RESIDENTIAL RATE (OUTSIDE THE CITY LIMITS).

- (1) Rate. Minimum charge (3,000 gallons or less) per month: \$6.00. Charge for each 1,000 gallons thereafter as follows:

| | |
|------------------------|-----|
| Next 7,000 gallons | 80¢ |
| Next 10,000 gallons | 70¢ |
| Next 980,000 gallons | 60¢ |
| Next 1,000,000 gallons | 50¢ |
| Over 2,000,000 gallons | 40¢ |

- (2) Applicability. The above rate shall apply to all users outside the city limits except suburban schools, manufacturing, greenhouses, bulk water companies supplying five (5) or more users and on flow line.

(3) Multiple service through one meter. Where more than one family unit or use, but less than five (5), is served through a single meter, or where a group of individual family units, less than five (5), is served by a party line through a master meter, a minimum charge shall be made for each family unit or use thus served, with credit being given for a corresponding quantity of water on the total consumption. All excess shall be at the above rate.

(c) RATE NO. 3. COMMERCIAL AND RESIDENTIAL RATE (OUTSIDE THE CITY LIMITS - ON FLOW LINE).

(1) Rate. Minimum charge (3,000 gallons or less) per month: \$6.00. Charge for each 1,000 gallons thereafter 60¢ per 1,000 gallons.

(2) Applicability. The above rate shall apply to all users outside the city limits on the flow line, except suburban schools, manufactories, greenhouses and bulk water companies supplying five (5) or more users.

(3) Multiple service through one meter. Where more than one family unit, but less than five (5) is served through a single meter, or where a group of individual family units less than five (5) is served by a party line through a master meter, a minimum charge shall be made for each family unit thus served, with credit being given for a corresponding quantity of water on the total consumption. All excess shall be at the above rate.

(d) RATE NO. 4. SUBURBAN SCHOOLS, MANUFACTORIES, GREENHOUSES AND BULK WATER COMPANIES (OUTSIDE CITY LIMITS).

(1) Rate. Minimum charge (3,000 gallons or less) per month: \$3.95. Charge for each 1,000 gallons thereafter shall be as follows:

| | |
|------------------------|-----|
| Next 7,000 gallons | 50¢ |
| Next 10,000 gallons | 45¢ |
| Next 980,000 gallons | 40¢ |
| Next 1,000,000 gallons | 35¢ |
| Over 2,000,000 gallons | 30¢ |

(2) Applicability. The above rate shall apply to suburban schools, manufactories, greenhouses (including hot beds when operated in connection with and as a part of such greenhouse), and bulk water companies supplying five (5) or more users.

(e) RATE NO. 5. USERS OF WATER FROM THE UTE WATER CONSERVANCY DISTRICT SYSTEM (WITHIN THE CITY LIMITS).

(1) Rate. Minimum charge (3,000 gallons or less) per month: \$0.35. Charge for each 1,000 gallons thereafter shall be as follows:

| | |
|------------------------|-----|
| Next 7,000 gallons | 60¢ |
| Next 10,000 gallons | 55¢ |
| Next 980,000 gallons | 50¢ |
| Next 1,000,000 gallons | 45¢ |
| Over 2,000,000 gallons | 40¢ |

(2) Applicability. The above rate shall apply to those city residents using water from the Ute Water Conservancy District System and considered and billed by the city as individual customers under the agreement between said district and the city.

(3) Multiple service through one meter. Where more than one family unit is served through a single meter, or where a group of individual family unit is served by a party line through a master meter, a minimum charge shall be made for each family unit thus served, with credit being given for a corresponding quantity of water on the total consumption. All excess shall be at the above rate.

(f) RATE FOR UNMETERED WATER.

Where it is presently impractical to install water meters to measure the consumption of water for irrigation purposes by users within or outside the city (the word user not here including the City of Grand Junction), a charge to each user for the period April through September of each year shall be made. Such charge shall be determined by multiplying the acreage involved by two (2) (the average acre feet of water used for irrigation purposes) with this total then being multiplied by \$105.00. Such computed charge shall be billed on twelve (12) equal payments on a monthly basis.

(g) FAMILY UNIT DEFINED.

As used in this chapter, a family unit shall mean a building or part thereof occupied as a permanent abiding place by one or more individuals living and cooking on the premises as a single housekeeping unit.

c. 31-16. CHARGE FOR WATER SOLD BY THE TANK.

Water sold by the tank by the city shall be charged for at the following rates:

| | |
|--|-----|
| Minimum charge for 300 gallons, or less | 75¢ |
| For each additional 100 gallons thereafter | 7¢ |

4. This Ordinance shall take effect with the billings sent after January 1, 1976.

PASSED and ADOPTED this 5th day of November, 1975.

Attest

Wava B. Lockhart
City Clerk

Lawrence L. Lague
President of the Council

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1590, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 22nd day of October, 1975, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said city this 6th day of November, 1975.

Wava B. Lockhart
Wava B. Lockhart
City Clerk

Published October 27, 1975
Published November 7, 1975
Effective January 1, 1976

11-19-1975

ORDINANCE NO. 1592 -
PROVIDING FOR APPLICA-
TION FEE ON FERMENTED
MALT BEVERAGE LICENSE

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE PROVIDING FOR AN APPLICATION BEE ON FERMENTED MALT BEVERAGE LICENSE. It was moved by Councilman Tufly and seconded by Councilman Brown that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Johnson that the proposed ordinance be called up for final passage and read. Motion carried.

The Ordinance was read. There being no comments, it was moved by Councilman Johnson and seconded by Councilman Tufly that the Ordinance be passed, adopted, numbered 1592, and ordered published. Upon roll call all members of Council voted AYE. The President declared the motion carried.

PROPOSED ORDINANCE -
APPROPRIATIONS FOR
1976

The following entitled proposed ordinance was read: AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 1976, AND ENDING DECEMBER 31, 1976, AND FIXING THE SALARY OF THE CITY MANAGER OF SAID CITY. It was moved by Councilman Tufly and seconded by Councilman Johnson that the proposed ordinance be passed for publication. Motion carried.

PROPOSED ORCHARD MESA
SANITATION DISTRICT -
AGREEMENT

City Manager Harvey Rose reported that changes have been made to the agreement. The staff will be requesting to set a fee that would be equivalent to the actual cost of treatment so that if the district finds they can maintain and build at lesser expense than the City is charging them, they will have the option to do so, and pay the City a fee for the treatment only. Staff has come up with a formula that includes the actual cost of treatment times two. The actual treatment cost would be charged to them although it is not being charged to the residents of the City. The entire formula is actual treatment cost, times two, minus 24% discount, which would come to \$3.03. They will be paying \$4.05 for the entire package.

It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the proposed Agreement be approved and City Manager be authorized to sign said Agreement. Motion carried.

PROPOSED BY SAM
ANTONOPULOS AND SIAN
ANDERSON TO BUY 3-1/2
LOTS FROM CITY
(FIRST AND WHITE) FOR
BUILDING OF A SHERATON
INN

City Manager Harvey Rose stated that Mr. Stan Anderson has requested a one-year option to purchase the three lots at the City's appraised price for the building of a Sheraton Hotel. If the hotel is to be built on those lots, the sale of the property would be subject to any leases or agreements that exist on the land at this time. Further, the purchase would be either in cash or property or both, leaving that to the discretion of the City Council.

Mr. Stan Anderson, on behalf of Sam Antonopulos, requested an option for the appraised value of the property. He was not asking for anything other than that, but to pay the price for the property. He felt that since this building would be only one block from the Two Rivers Plaza Convention Center, this would be helpful to the Convention Center and the redevelopment of the downtown area. The developer needs an option in order to make definite plans. The developer must be assured of having this land or being able to obtain this property some time in the near future. Mr. Anderson suggested that the option should carry a stipulation that it can only be exercised if need for the completion of the Downtown Hotel. If the hotel goes, the option goes.

It was the recommendation of City Manager Harvey Rose that Council leave the option at cash or land or both at the option of the City. It was also recommended that Council discuss this item in closed executive session after tonight's meeting, and have a decision ready for the December 3, 1975 meeting. It was moved by Councilman Van Houten and duly seconded that this item be tabled to the December 3, 1975, meeting and that Council meet in closed session with City Manager Harvey Rose to discuss other proposal and alternates for purchase of land, and come to a decision by the next regularly scheduled meeting. Motion carried.